

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF WISCONSIN**

In re:

Wisconsin & Milwaukee Hotel LLC,

Debtor.

Case No. 24-21743-gmh
Chapter 11

**NOTICE AND APPLICATION OF THE DEBTOR
FOR AUTHORITY TO RETAIN AND EMPLOY
ALLEN & ASSOCIATES AS APPRAISER**

Wisconsin & Milwaukee Hotel LLC, the debtor herein (“**Debtor**” or “**WMH**”), by its attorneys Richman & Richman LLC, by Michael P. Richman and Claire Ann Richman, hereby submits the Notice and Application of the Debtor for Authority to Retain and Employ Allen & Associates as Appraiser (“**Application**”), pursuant to Section 327 of the United States Bankruptcy Code, 11 U.S.C. §§ 101 *et seq.* (the “**Bankruptcy Code**”), Rule 2014 of the Federal Rules of Bankruptcy Procedure (the “**Bankruptcy Rules**”), and, Local Rule 2014 of the United States Bankruptcy Court for the Eastern District of Wisconsin (the “**Local Rules**”), for entry of an order authorizing the Debtor to employ and retain Allen & Associates as its appraiser for purposes of the Property Tax Appeal (defined herein), effective as of May 31, 2024, the filing date of this Application (“**Effective Date**”). In support of the Application, the Debtor submits the Declaration of Laurence G. Allen (“**Allen Declaration**”) attached hereto as **Exhibit A** and incorporated herein.

JURISDICTION AND VENUE

1. The Court has jurisdiction over this Application pursuant to 28 U.S.C.

§§ 157 and 1334, and the order reference in this District entered pursuant to § 157(a). This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2). Venue is proper in this district pursuant to §§ 1408 and 1409.

2. The statutory predicates for relief sought in the Application are Sections 105(a), 327(a), 328, and 330 of the United States Bankruptcy Code (“**Bankruptcy Code**”), Rules 2014(a) and 2016 of the Federal Rules of Bankruptcy Procedure (“**Bankruptcy Rules**”), and Local Rule 2014 of the United States Bankruptcy Court for the Eastern District of Wisconsin (the “**Local Rules**”).

BACKGROUND

3. On April 9, 2024 (the “**Petition Date**”), the Debtor filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code, commencing the above-captioned chapter 11 case (the “**Case**”).

4. The Debtor remains in possession of its property and is operating its business as a debtor in possession, pursuant to §§ 1107 and 1108 of the Bankruptcy Code.

5. The Debtor owns and operates the Milwaukee Marriott Downtown, a 205-room full-service, high-end hotel located at 625 N. Milwaukee Street, Milwaukee (the “**Hotel**”).

6. The Debtor is plaintiff in the civil action filed on June 8, 2023, and currently pending in the Circuit Court of Milwaukee County, Milwaukee, Wisconsin, styled as *Wisconsin & Milwaukee Hotel LLC vs. City of Milwaukee*, Case No. 23-CV-4237, pursuant to which the Debtor is appealing the City of Milwaukee’s property tax

assessments for the Hotel for tax years 2022, 2023, and 2024 (the “**Property Tax Appeal**”).

REQUESTED RELIEF

7. The professional services to be rendered by Allen & Associates are to appraise the Hotel and provide a market value for purposes of the Property Tax Appeal.

8. Subject to approval of this Application, the Debtor retained Allen & Associates on May 13, 2024, as memorialized by the Professional Valuation Services agreement between the Debtor and Allen (“**Services Agreement**”). A true and correct copy of the Services Agreement is attached to the Allen Declaration as **Exhibit I.**¹

9. The Debtor believes that it is in the best interests of the estate to retain and employ Allen & Associates to appraise the Hotel property in connection with the Property Tax Appeal and, and Allen is willing and able to do so.

10. Allen & Associates is a real estate valuation and consulting firm based in Troy, Michigan and the appraisers at Allen & Associates are experienced in preparing real estate valuation and consulting reports. The appraisers with Allen & Associates prepare valuation and consulting reports on more than half a billion dollars in real estate assets each year.²

¹ Although the Services Agreement refers to potential appraisal work for the Debtor in this chapter 11 case, the proposed scope of engagement at this time is limited to the Property Tax Appeal. The Debtor may seek by supplemental application to expand Allen & Associates’ engagement to include chapter 11 work (and an applicable fee structure) at a later time.

² https://www.allenappraisal.com/about_us.html

11. The Debtor believes that Allen & Associates has the experience and resources necessary to properly appraise the market value of the Hotel property for the purposes of the Property Tax Appeal. A successful result in the Property Tax Appeal has the potential to increase the value of the estate for the benefit of all parties in interest.

12. By this Application, the Debtor respectfully requests that this Court enter an Order authorizing it to employ and retain Allen as an appraiser, pursuant to Sections 327(e) and 330 of the Bankruptcy Code.

SCOPE OF EMPLOYMENT

13. Local Rule 2014 of the Bankruptcy Court for this district provides that an application “must include a specific recitation of the anticipated services to be rendered together with the proposed method of calculating the compensation.” The specific professional services that the Debtor expects that Allen & Associates will render include the following:

- a. conduct a site visit of the Hotel for interior and exterior observations;
- b. determine market value as defined by Wisconsin Courts of a combination of valuation approaches necessary to develop a credible opinion; and
- c. deliver an electronic Appraisal Report (“**Final Appraisal Report**”) for the value of the Hotel for the dates of 1/1/2022, 1/1/2023, and current value.

COMPENSATION

14. Compensation to Allen & Associates will be a total fee of \$15,000, of which \$7,500 is to be paid as a retainer before services are rendered (“**Retainer**”),

subject to approval by this Court, and the remaining \$7,500 of which is to be paid upon completion of the Final Appraisal Report and approval by this Court. This is a flat, fixed fee that will not be calculated on an hourly basis.

15. Compensation will also include any out-of-pocket travel costs Allen & Associates incurs to conduct the appraisal of the Hotel.

16. The Debtor has determined that the rates proposed to be charged by Allen & Associates are reasonable given the work to be performed.

**ALLEN DOES NOT HOLD OR REPRESENT
ANY ADVERSE INTEREST**

17. To the best of Debtor's knowledge, based upon the Allen Declaration, Allen (a) does not hold or represent any interest adverse to the Debtor or its Chapter 11 estate, its creditors, or any other party in interest, other than as may be disclosed in the Allen Declaration, and (b) is a "disinterested person" as that term is defined in Section 101(14) of the Bankruptcy Code.

NOTICE

18. Pursuant to Local Rule 2014, notice of this Application shall be served upon the following or their respective counsel, (a) the United States Trustee for the Eastern District of Wisconsin; (b) Computershare Trust Company, N.A., the Debtor's primary secured lender; and (c) any other persons or parties designated by the Court.

19. The Debtor asserts that notice has been provided to all required parties through the filing of this application via the Court's CM/ECF system, and requests that if no objection or request for hearing is filed within **14 days** of the filing of this Application, that the Court grant the relief requested.

WHEREFORE, the Debtor respectfully requests the entry of an order (a) granting this Application, (b) authorizing it to retain and employ Allen & Associates as appraiser for the Property Tax Appeal, effective as of May 31, 2024, (c) authorizing the Debtor to pay the Retainer to Allen & Associates, and (d) granting such other and further relief as this Court may deem just and proper.

Dated this 31st day of May 2024.

RICHMAN & RICHMAN LLC
Attorneys for Debtor

By:

/s/ Michael P. Richman

Michael P. Richman

Claire Ann Richman

Eliza M. Reyes

122 West Washington Avenue, Suite 850

Madison, WI 53703

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mrichman@RandR.law

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ereyes@RandR.law

EXHIBIT A

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF WISCONSIN**

In re:

Wisconsin & Milwaukee Hotel LLC,

Case No. 24-21743-gmh

Chapter 11

Debtor.

**DECLARATION OF LAURENCE G. ALLEN IN SUPPORT OF
NOTICE AND APPLICATION OF THE DEBTOR
FOR AUTHORITY TO RETAIN AND EMPLOY
ALLEN & ASSOCIATES AS APPRAISER**

I, Laurence G. Allen, hereby declare as follows:

1. I am the founding member of Allen & Associates, a real estate valuation and consulting firm headquartered at 500 Stephenson Highway, Suite 340, Troy, Michigan, 48083. I submit this declaration pursuant to Fed. R. Bankr. P. 2014(a) in support of the Notice and Application of Debtor for Authority to Retain and Employ Allen & Associates as Appraiser (the “**Application**”), of Wisconsin & Milwaukee Hotel LLC, the debtor herein (“**Debtor**” or “**WMH**”).

2. Unless otherwise stated, the facts set forth herein are based on my personal knowledge, upon records maintained by Allen & Associates in the ordinary course of business, and which have been reviewed by me or other Allen & Associates employees at my direction, or upon information provided to me by other Allen & Associates employees. To the extent any information disclosed in this declaration requires amendment or modification as additional information becomes available, a supplemental declaration will be submitted to the court.

The Debtor's Retention of Allen & Associates

3. Subject to the approval of the Application, the Debtor retained Allen & Associates on May 13, 2024, as memorialized by the Professional Valuation Services agreement between the Debtor and Allen & Associates ("**Services Agreement**"). A true and correct copy of the Services Agreement is attached hereto and incorporated herein as Exhibit I.¹

4. The Debtor owns and operates the Milwaukee Marriott Downtown, a 205-room full-service, high-end hotel located at 625 N. Milwaukee Street, Milwaukee (the "**Hotel**").

5. The Debtor is plaintiff in the civil action filed on June 8, 2023, and currently pending in the Circuit Court of Milwaukee County, Milwaukee, Wisconsin, styled as *Wisconsin & Milwaukee Hotel LLC vs. City of Milwaukee*, Case No. 23-CV-4237, pursuant to which the Debtor is appealing the City of Milwaukee's property tax assessments for the Hotel for tax years 2022, 2023, and 2024 (the "**Property Tax Appeal**").

6. The Debtor desires to retain and employ Allen & Associates to appraise the Hotel, and establish and provide a market value of the Hotel for property tax purposes.

7. Allen & Associates uses current valuation and consulting techniques to meet the realities and needs of the ever-changing real estate market. Many of Allen & Associates' assignments involve multi-property portfolios and are national in scope.

¹ Although the Services Agreement refers to potential appraisal work for the Debtor in this chapter 11 case, the proposed scope of engagement at this time is limited to the Property Tax Appeal.

Allen & Associates has experience and knowledge in the application of software packages such as ARGUS, as well as specialty hotel and market analysis software. Allen & Associates' extensive experience and knowledge will enable it to work in an efficient and cost-effective manner on behalf of the Debtor's estate.

8. The services to be rendered by Allen & Associates include the following:
 - a. conduct a site visit of the Hotel for interior and exterior observations;
 - b. determine market value as defined by Wisconsin Courts of a combination of valuation approaches necessary to develop a credible opinion; and
 - c. deliver an electronic Appraisal Report ("**Final Appraisal Report**") for the value of the Hotel for the dates of 1/1/2022, 1/1/2023, and current value.

**Allen & Associates is a Disinterested Person
Pursuant to 11 U.S.C. § 101(14)**

9. To the best of my knowledge, information, and belief, Allen & Associates, including all members and staff thereof, is a disinterested person within the meaning of 11 U.S.C. § 101(14) and is eligible to serve as appraiser for the Debtor pursuant to 11 U.S.C. § 327.

10. As far as I have been able to ascertain, other than as may be disclosed in this Declaration and in connection with appraisal services to the Debtor, Allen & Associates does not have connections with the Debtor, its creditors, or any other party in interest in this Case, or the United States Trustee or any person employed in the Office of the United States Trustee.

11. Allen & Associates employees, under my supervision, conducted a search of Allen & Associates database for each of the following entities (collectively, the “**Search Parties**”). The list of the Search Parties is attached hereto and incorporated herein as Exhibit II.

- the Debtor;
- the Debtor’s equity holders;
- the Debtor’s management;
- the Debtor’s secured and unsecured creditors; and
- other parties in interest.

12. After reviewing the conflicts search, I have determined that none of Allen & Associates, its partners, associates, nor I (a) hold or represent any interest adverse to the Debtors or their estates, their creditors or equity security holders; or (b) represent any other entity having an interest adverse to the Debtors in connection with this Case.

13. In addition, to the best of my knowledge, information, and belief, and in accordance with Bankruptcy Rule 5002, neither I, nor any member or employee of Allen & Associates is a relative of any of the United States Bankruptcy Judges who may be assigned to this Case, and Allen & Associates does not have a connection with any of the United States Bankruptcy Judges who would determine Allen & Associates’ retention in this Case.

14. Based upon my review as of this date, I have determined that Allen & Associates does not represent any party who has a material adverse interest with respect to the Debtor.

15. In sum, I believe Allen & Associates: (a) does not hold or represent any interest adverse to the Debtor in connection with the matters for which Allen & Associates will be engaged; and (b) is disinterested.

Allen & Associates' Professional Compensation

16. Pursuant to the Services Agreement, compensation to Allen will be a total fee of \$15,000, of which \$7,500 is to be paid as a retainer before services are rendered, subject to approval of this Court, and the remaining \$7,500 of which is to be paid upon completion of the Final Appraisal Report and approval of this Court. This is a fixed, flat rate, and not calculated on an hourly basis.

17. Compensation will also include any out-of-pocket travel costs Allen & Associates incurs.

18. The fee charged by Allen & Associates is reasonable given the work to be performed.

19. Allen & Associates has not shared or agreed to share any compensation received in connection with this proceeding with any entity other than its members, or associates in accordance with 11 U.S.C. § 504(b).

I declare under penalty of perjury under the laws of the United States that, based upon my knowledge, information and belief as set forth in this Declaration, the foregoing is true and correct to the best of my knowledge.

Executed in Troy, Michigan this 30th day of May, 2024.

Laurence G. Allen
Laurence G. Allen May 30, 2024 12:22 EDT
Laurence G. Allen

EXHIBIT I



ALLEN & ASSOCIATES

Real Estate Valuation and Consulting

PROFESSIONAL VALUATION SERVICES

DATE OF AGREEMENT: May 13, 2024

PARTIES TO AGREEMENT:

Client:

Wisconsin & Milwaukee Hotel LLC
c/o Christopher L. Strohhahn
MALLERY s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202-4697
414-727-6291 *Direct* |
cstrohhahn@mallerysc.com

Appraiser:

Laurence G. Allen, MAI
Allen & Associates
550 Stephenson Highway, Suite 340
Troy, MI 48083
248-433-9630
lallen@allenappraisal.com

Client hereby engages Appraiser to complete an appraisal assignment as follows:

PROPERTY IDENTIFICATION

Marriott, 323 E. Wisconsin Ave, Milwaukee, WI 53202
Parcel Number: 396-0471-000

PROPERTY TYPE

Hotel

INTEREST VALUED

Fee Simple

INTENDED USERS

Client, their consultants, attorney and relevant Wisconsin and Federal Courts

Note: No other users are intended by Appraiser. Appraiser shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.

INTENDED USE

To assist Client in establishing a Market Value for property tax purposes and bankruptcy purposes.

Note: No other use is intended by Appraiser. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment.

TYPE OF VALUE

Market value as defined by Wisconsin Courts

DATES OF VALUE

1/1/2022 and 1/1/2023 and current value.

HYPOTHETICAL CONDITIONS, EXTRAORDINARY ASSUMPTIONS

Property taxes based upon an equalized assessment at 100% of market value.

550 Stephenson Highway ♦ Suite 340 ♦ Troy ♦ Michigan ♦ 48083
Phone: (248) 433-9630 ♦ Fax: (248) 433-1314
www.allenappraisal.com

ANTICIPATED SCOPE OF WORK

Site Visit
Interior and exterior observation

Valuation approaches
Sales comparison approach / Income approach/ Cost approach
Note: Appraiser shall use all approaches necessary to develop a credible opinion of value.

APPRAISAL REPORT

Report option
Appraisal Report

Form or format:
Narrative

CONTACT FOR PROPERTY ACCESS, IF APPLICABLE
TBD

DELIVERY DATE
60 days from authorization to proceed.

DELIVERY METHOD
Electronic

NUMBER OF COPIES
Electronic

PAYMENT TO APPRAISER
\$15,000 total with a \$7,500 retainer which will be required to begin the appraisal. The additional \$7,500 plus out of pocket travel costs will be billed upon completion of the Final Appraisal Report. An administrative charge of 1% per month will be outstanding invoices after 30 days from issuance.

CONFIDENTIALITY
Appraiser shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement with, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).

CHANGES TO AGREEMENT
Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of value, type of value, or property appraised, cannot be changed without a new Agreement.

CANCELLATION
Client may cancel this Agreement at any time prior to the Appraiser's delivery of the Appraisal Report upon written notification to the Appraiser. Client shall pay Appraiser for work completed on assignment prior to Appraiser's receipt of written cancellation notice, unless otherwise agreed upon by Appraiser and Client in writing.

NO THIRD-PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between the Appraiser or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third-party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS

Appraiser may use employees or independent contractors at Appraiser's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Appraiser shall sign the written Appraisal Report and take full responsibility for the services provided as a result of this Agreement.

TESTIMONY AT COURT OR OTHER PROCEEDINGS

Unless otherwise stated in this Agreement, Client agrees that Appraiser's assignment pursuant to this Agreement shall not include the Appraiser's participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial, arbitration or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment. Fees for pre-trial and trial time is \$450 per hour plus expenses which will be charged in addition to the appraisal fee.

APPRAISER INDEPENDENCE

Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot ensure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by Client or others or advance any particular cause. Appraiser's opinion of value will be developed competently and with independence, impartiality and objectivity.

EXPIRATION OF AGREEMENT

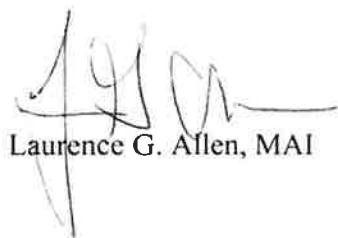
This Agreement is valid only if signed by both Appraiser and Client within 30 days of the Date of Agreement specified.

GOVERNING LAW & JURISDICTION

The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Appraiser's principal place of business is located, exclusive of any choice of law rules.

By Appraiser:

By Client:



Laurence G. Allen, MAI

May 13, 2024

(Signature)

(date)

EXHIBIT II

Fill in this information to identify the case:

Debtor name **Wisconsin & Milwaukee Hotel LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF WISCONSIN**

Case number (if known) **24-21743**

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A	Column B
Amount of claim	Value of collateral that supports this claim
Do not deduct the value of collateral.	
\$549,089.87	\$26,400,000.00

2.1 City of Milwaukee

Creditor's Name

**Office of the City Treasurer
Customer Services
Division
PO Box 514062
Milwaukee, WI 53203-3462**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

December 31, 2023

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

1. Computershare Trust Company, N.A.
2. Wisconsin & Milwaukee Hotel Funding, LLC
3. City of Milwaukee

Describe debtor's property that is subject to a lien

**Full-service high-end hotel known as the Milwaukee Marriott Downtown
625 N. Milwaukee Street
Milwaukee, WI 53202**

Describe the lien

Real Estate Taxes - Tax Year 2023

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out Schedule H: Codebtors (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.2 Computershare Trust Company, N.A.

Creditor's Name

**250 Royall Street
Canton, MA 02021**

Creditor's mailing address

Creditor's email address, if known

Describe debtor's property that is subject to a lien

All real and personal property of the Debtor.

\$46,288,403.25

\$26,400,000.00

Describe the lien

Mortgage

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

Debtor **Wisconsin & Milwaukee Hotel LLC**
Name

Case number (if known) **24-21743**

Date debt was incurred

August 31, 2012

Last 4 digits of account number
unknown

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.3 Wisconsin & Milwaukee Hotel Funding, LLC

Creditor's Name

**311 E. Chicago Street
Suite 510
Milwaukee, WI 53202**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien

**Full-service high-end hotel known as the Milwaukee Marriott Downtown
625 N. Milwaukee Street
Milwaukee, WI 53202**

\$2,000,000.00

\$26,400,000.00

Describe the lien

Mortgage

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$48,837,493.

12

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**City of Milwaukee
City Hall
200 E. Wells Street
Room 800
Milwaukee, WI 53202**

Line **2.1**

**Wisconsin Housing & Economic Development
Authority (WHEDA)
611 W. National Avenue
Milwaukee, WI 53204**

Line **2.2**

unknown

Fill in this information to identify the case:

Debtor name Wisconsin & Milwaukee Hotel LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WISCONSIN

Case number (if known) 24-21743

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

3.1 Nonpriority creditor's name and mailing address

Access One Inc.
820 W Jackson Blvd.
6th Floor
Chicago, IL 60607

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$213.27

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or services

Is the claim subject to offset? ☒ No ☐ Yes

3.2 Nonpriority creditor's name and mailing address

Airgas USA LLC
259 North Radnor-Chester Road
Suite 100
Radnor, PA 19087-5283

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$1,268.81

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or services

Is the claim subject to offset? ☒ No ☐ Yes

3.3 Nonpriority creditor's name and mailing address

Akrite Sales & Service, Inc.
17300 W. Cleveland Avenue
New Berlin, WI 53146

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$929.45

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or services

Is the claim subject to offset? ☒ No ☐ Yes

3.4 Nonpriority creditor's name and mailing address

Alliance Laundry Systems Distribution
PO Box 844226
Dallas, TX 75284-4226

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$574.72

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or services

Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**
Name

Case number (if known) **24-21743**

3.5 Nonpriority creditor's name and mailing address
ALSCO Inc.
505 East 200 South
Salt Lake City, UT 84102
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$1,792.93**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.6 Nonpriority creditor's name and mailing address
ASSA Abloy Global Solutions
PO Box 70340
SE-107 23
Stockholm, Sweden
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$291.24**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.7 Nonpriority creditor's name and mailing address
Boelter Companies
PO Box 734296
Chicago, IL 60673-4296
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$357.08**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.8 Nonpriority creditor's name and mailing address
BOSS Beer Line Cleaning
PO Box 486
Germantown, WI 53022
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$310.76**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.9 Nonpriority creditor's name and mailing address
Canon Solutions America, Inc.
One Canon Park
Melville, NY 11747
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$385.71**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.10 Nonpriority creditor's name and mailing address
Carisolo Inc.
Carisolo Grinding Service
E7995 School Road
Sauk City, WI 53583
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$72.84**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.11 Nonpriority creditor's name and mailing address
Cintas
N56 W13605 Silver Spring Drive
Menomonee Falls, WI 53051
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$4,902.44**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**Case number (if known) **24-21743**

Name

3.12 Nonpriority creditor's name and mailing address

**Courtesy Products, Inc.
10840 Linpage Place
Saint Louis, MO 63132**

Date(s) debt was incurred _

Last 4 digits of account number unknownAs of the petition filing date, the claim is: *Check all that apply.***\$5,663.82**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.13 Nonpriority creditor's name and mailing address

**Coyle Hospitality Services, Inc.
244 Madison Avenue
Suite 369
New York, NY 10016**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$248.61**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.14 Nonpriority creditor's name and mailing address

**CVENT
PO Box 822699
Philadelphia, PA 19182-2699**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$10,524.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.15 Nonpriority creditor's name and mailing address

**Deluxe Branded Marketing
PO Box 645633
Cincinnati, OH 45264-5633**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$2,281.02**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.16 Nonpriority creditor's name and mailing address

**Ecolab Institutional
PO Box 70343
Chicago, IL 60673**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$2,238.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.17 Nonpriority creditor's name and mailing address

**Ecolab Pest Elimination Division
25252 Network Place
Chicago, IL 60673-1262**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$82.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.18 Nonpriority creditor's name and mailing address

**Edward Don and Company
2562 Paysphere Circle
Chicago, IL 60674**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$1,160.92**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**Case number (if known) **24-21743**

Name

3.19 Nonpriority creditor's name and mailing address

**FAXPIPE
AIRCOM LLC DBA AIRCOMUSA
190 W. 800 N Street
Suite 202
Provo, UT 84601**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$12.95**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.20 Nonpriority creditor's name and mailing address

**Fitzgerald Consultancy
44 East Mifflin Street
Suite 305
Madison, WI 53703**Date(s) debt was incurred **11/30/2023 - 3/31/2024**Last 4 digits of account number **None**As of the petition filing date, the claim is: *Check all that apply.***\$2,500.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.21 Nonpriority creditor's name and mailing address

**Fortune Fish Company
Lockbox 235263
Chicago, IL 60689-5263**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$8,721.17**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.22 Nonpriority creditor's name and mailing address

**Four Peas Consulting
PO Box 101
Eau Claire, WI 54702**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$1,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.23 Nonpriority creditor's name and mailing address

**Grainger Inc.
Dept 843980004
Palatine, IL 60038-0001**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$2,104.29**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.24 Nonpriority creditor's name and mailing address

**Guest Supply LLC
PO Box 6771
300 Davidson Avenue
Somerset, NJ 08873**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$2,145.65**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.25 Nonpriority creditor's name and mailing address

**Guest Tek Interactive
1060 Lake Susan Drive
Chanhassen, MN 55317**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$3,947.19**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**Case number (if known) **24-21743**

Name

3.26 Nonpriority creditor's name and mailing address

**J.M. Brennan Inc.
2101 W. St. Paul Avenue
Milwaukee, WI 53233**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$3,052.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.27 Nonpriority creditor's name and mailing address

**Jackson Street Management LLC
731 N. Jackson Street
Suite 420
Milwaukee, WI 53202**Date(s) debt was incurred **5/8/2020, 11/30/2020,
12/11/2020, 12/28/2020**Last 4 digits of account number **None**As of the petition filing date, the claim is: *Check all that apply.***\$414,166.66**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Operating Loan**Is the claim subject to offset? ☒ No ☐ Yes

3.28 Nonpriority creditor's name and mailing address

**JLL
200 East Randolph Drive
43 Floor
Chicago, IL 60601**Date(s) debt was incurred **11/30/2023 - 3/31/2024**Last 4 digits of account number **None**As of the petition filing date, the claim is: *Check all that apply.***\$59,922.83**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.29 Nonpriority creditor's name and mailing address

**JS Asset Management LLC
731 N. Jackson Street
Suite 420
Milwaukee, WI 53202**Date(s) debt was incurred **12/1/2019 to 9/30/2021**Last 4 digits of account number **None**As of the petition filing date, the claim is: *Check all that apply.***\$58,719.99**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Operating Loan**Is the claim subject to offset? ☒ No ☐ Yes

3.30 Nonpriority creditor's name and mailing address

**JS Asset Management LLC
731 N. Jackson Street
Suite 420
Milwaukee, WI 53202**Date(s) debt was incurred **1/1/2020 - 2/29/2024**Last 4 digits of account number **None**As of the petition filing date, the claim is: *Check all that apply.***\$296,693.94**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Accrued Asset Management Fees**Is the claim subject to offset? ☒ No ☐ Yes

3.31 Nonpriority creditor's name and mailing address

**JS Asset Management LLC
731 N. Jackson Street
Suite 420
Milwaukee, WI 53202**Date(s) debt was incurred **5/8/2020**Last 4 digits of account number **None**As of the petition filing date, the claim is: *Check all that apply.***\$511,857.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _

Is the claim subject to offset? ☒ No ☐ Yes

3.32 Nonpriority creditor's name and mailing address

**Knot Worldwide Inc.
PO Box 32177
New York, NY 10087-2177**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$1,386.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**

Name

Case number (if known)

24-21743

3.33 Nonpriority creditor's name and mailing address

**Marriott International, Inc.
7750 Wisconsin Avenue
Bethesda, MD 20814**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$129,190.31**☐ Contingent☐ Unliquidated☐ DisputedBasis for the claim: Franchise FeesIs the claim subject to offset? ☒ No ☐ Yes

3.34 Nonpriority creditor's name and mailing address

**Martin Sourcing & Logistics LLC
533 Jackson Way
Pevely, MO 63070**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$819.00**☐ Contingent☐ Unliquidated☐ DisputedBasis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.35 Nonpriority creditor's name and mailing address

**Meats by Linz, Inc.
PO Box 59
414 E. State Street
Calumet City, IL 60409-0059**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$1,254.24**☐ Contingent☐ Unliquidated☐ DisputedBasis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.36 Nonpriority creditor's name and mailing address

**Milwaukee Pretzel Company
8050 N. Granville Woods Road
Milwaukee, WI 53223**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$297.60**☐ Contingent☐ Unliquidated☐ DisputedBasis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.37 Nonpriority creditor's name and mailing address

**Milwaukee World Festival
BIN 88485
639 E. Summerrfest Place
Milwaukee, WI 53202**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$10,000.00**☐ Contingent☐ Unliquidated☐ DisputedBasis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.38 Nonpriority creditor's name and mailing address

**Playback Prodigy
PO Box 70838
Las Vegas, NV 89170-0838**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$200.00**☐ Contingent☐ Unliquidated☐ DisputedBasis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

3.39 Nonpriority creditor's name and mailing address

**Restaurant Technologies, Inc.
12962 Collections Center Drive
Chicago, IL 60693**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$1,399.69**☐ Contingent☐ Unliquidated☐ DisputedBasis for the claim: Trade Creditor - materials or servicesIs the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**
Name

Case number (if known) **24-21743**

3.40 Nonpriority creditor's name and mailing address
RR Donnelley
55111 S 9th Street
Milwaukee, WI 53221
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$312.09**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.41 Nonpriority creditor's name and mailing address
State Chemical Solutions
PO Box 844284
Boston, MA 02284-4284
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$1,324.01**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.42 Nonpriority creditor's name and mailing address
Tambourine
100 W. Cypress Creek Road
Suite 550
Fort Lauderdale, FL 33309
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$1,699.07**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.43 Nonpriority creditor's name and mailing address
Testa Produce, Inc.
O2nd Dept 2105
PO Box 5905
Carol Stream, IL 60197-5905
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$12,622.23**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.44 Nonpriority creditor's name and mailing address
Town Bank
9801 W. Higgins Road
Des Plaines, IL 60018
Date(s) debt was incurred **2/24/2021**
Last 4 digits of account number **4083**

As of the petition filing date, the claim is: Check all that apply. **\$383,555.68**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **PPP Loan**
Is the claim subject to offset? ☒ No ☐ Yes

3.45 Nonpriority creditor's name and mailing address
Towne Park LLC
PO Box 79349
Baltimore, MD 21279-0349
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$9,000.00**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

3.46 Nonpriority creditor's name and mailing address
Turano Baking Company
6501 West Roosevelt Road
Berwyn, IL 60402
Date(s) debt was incurred _
Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply. **\$1,068.18**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: **Trade Creditor - materials or services**
Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**Case number (if known) **24-21743**

Name

3.47 Nonpriority creditor's name and mailing address

**UMF Corporation
3600 Commercial Avenue
Northbrook, IL 60062**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$228.75

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.48 Nonpriority creditor's name and mailing address

**Urban Elevator - Wisconsin
PO Box 70
Berwyn, IL 60402**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$1,760.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.49 Nonpriority creditor's name and mailing address

**US Foodservice Inc.
W137N9245 WI-45
Menomonee Falls, WI 53051**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$22,407.18

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.50 Nonpriority creditor's name and mailing address

**Valentine Coffee
5918 W. Vliet Street
Milwaukee, WI 53208**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$410.40

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.51 Nonpriority creditor's name and mailing address

**Vistar Corporation
16639 Gale Way Avenue
Hacienda Heights, CA 91745**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$2,576.19

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

3.52 Nonpriority creditor's name and mailing address

**Wave Renovations LLC
731 N. Jackson Street
Suite 420
Milwaukee, WI 53202**Date(s) debt was incurred 1/22/2020, 2/28/2020,
6/9/2020, 6/30/2020Last 4 digits of account number None

As of the petition filing date, the claim is: Check all that apply.

\$449,000.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Operating Loan**Is the claim subject to offset? ☒ No ☐ Yes

3.53 Nonpriority creditor's name and mailing address

**Winter Services LLC
5343 N. 118th Court
Milwaukee, WI 53225**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$350.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Trade Creditor - materials or services**Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Wisconsin & Milwaukee Hotel LLC**
Name

Case number (if known) **24-21743**

3.54 Nonpriority creditor's name and mailing address

Wisconsin Hotel & Lodging
125 N. Executive Drive
Suite 206
Brookfield, WI 53005

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$2,050.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or services

Is the claim subject to offset? ☒ No ☐ Yes

3.55 Nonpriority creditor's name and mailing address

Wolf's Dry Cleaners
1354 N. Seventh Street
Milwaukee, WI 53205

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$2,280.18

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or services

Is the claim subject to offset? ☒ No ☐ Yes

3.56 Nonpriority creditor's name and mailing address

Zone Mechanical North LLC
731 County Road DDD
Suite 300
Wrightstown, WI 54180

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: Check all that apply.

\$2,008.15

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Trade Creditor - materials or services

Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the
related creditor (if any) listed?

Last 4 digits of
account number, if
any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 2,435,339.94
5c.	\$ 2,435,339.94

Fill in this information to identify the case:

Debtor name **Wisconsin & Milwaukee Hotel LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF WISCONSIN**

Case number (if known) **24-21743**

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

SIP (telephone) services contract; Contract is either with, or for the benefit of, the Debtor.
6 months

Access One, Inc.
820 W. Jackson Blvd.
6th Floor
Chicago, IL 60607

2.2. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - Beverage gas; Contract is either with, or for the benefit of, the Debtor.
1 year

Airgas USA, LLC
3101 Stafford Drive
Charlotte, NC 28208

2.3. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - HOTSOS preventative maintenance; Contract is either with, or for the benefit of, the Debtor.
Expires 4/30/24

Amadeus Hospitality Americas, Inc.
75 New Hampshire Avenue
Portsmouth, NH 03801

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.4. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Reservation of flight personnel rooms; Contract is either with, or for the benefit of, the Debtor.**Month to month****American Airlines, Inc.
1 Skyview Drive
Fort Worth, TX 76155**

2.5. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Music licensing contract; Contract is either with, or for the benefit of, the Debtor.
Month to month****ASCAP
2 Music Square West
Nashville, TN 37203**

2.6. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Services contract - kitchen hood cleaning; Contract is either with, or for the benefit of, the Debtor.
Month-to-month****Averus Inc.
3851 Clearview Court
Gurnee, IL 60031**

2.7. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Copier services; Contract is either with, or for the benefit of, the Debtor.
Expires 12/31/2025****Canon Solutions America, Inc.
425 Martingale Road
Schaumburg, IL 60173**

2.8. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Supply contract - kitchen uniforms; Contract is either with, or for the benefit of, the Debtor.
Expires 6/23/2025****CINTAS Corporation No. 2
6415 N. 2nd Street
Milwaukee, WI 53223**

First Name

Middle Name

Last Name

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

- 2.9. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - hotel security; Contract is either with, or for the benefit of, the Debtor.
Month to month

Elite Protection Specialist, LLC
PO Box 185
Pewaukee, WI 53072

- 2.10. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - EPIK (telephone); Contract is either with, or for the benefit of, the Debtor.
Expires 9/13/2024

Granite Telecommunications
100 Newport Ave Ext
Quincy, MA 02171

- 2.11. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Consulting and Asset Management Agreement

Annual renewal

JS Asset Management LLC
731 N. Jackson Street
Suite 420
Milwaukee, WI 53202

- 2.12. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - Reader Board Services; Contract is either with, or for the benefit of, the Debtor.
Month to month

Knowland Group, LLC
1735 N. Lynn Street
Arlington, VA 22209

- 2.13. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Contract for brand marketing; Contract is either with, or for the benefit of, the Debtor.
Month to month

Marriott International Inc.
10400 Fernwood road
Bethesda, MD 20817

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

- 2.14. State what the contract or lease is for and the nature of the debtor's interest **Franchise Agreement**

State the term remaining

List the contract number of any government contract

**Marriott International Inc.
10400 Fernwood road
Bethesda, MD 20817**

- 2.15. State what the contract or lease is for and the nature of the debtor's interest **Services contract - F&B reservations and marketing; Contract is either with, or for the benefit of, the Debtor.**

State the term remaining **Month to month**

List the contract number of any government contract

**OpenTable, Inc.
1 Montgomery Street
San Francisco, CA 94104**

- 2.16. State what the contract or lease is for and the nature of the debtor's interest **Services contract - public area music programming; Contract is either with, or for the benefit of, the Debtor.**

State the term remaining **Expires 5/31/2025**

List the contract number of any government contract

**Prescriptive Music, LLC
5900 Canoga Avenue
Suite 300
Woodland Hills, CA 91367**

- 2.17. State what the contract or lease is for and the nature of the debtor's interest **Services contract - associate distress devices; Contract is either with, or for the benefit of, the Debtor.**

State the term remaining

List the contract number of any government contract

**Relay Inc.
4200 Six Forks Road
Suite 1800
Raleigh, NC 27609**

- 2.18. State what the contract or lease is for and the nature of the debtor's interest **Services contract - fryer oil and filtration services; Contract is either with, or for the benefit of, the Debtor.**

State the term remaining **Month to month**

List the contract number of any government contract

**Restaurant Technologies, Inc.
2250 Pilot Knob Road
Suite 100
Saint Paul, MN 55120**

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.19. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - contract licensing; Contract is either with, or for the benefit of, the Debtor.

Month to month

**SESAC
35 Music Square East
Nashville, TN 37203**

2.20. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - marketing services; Contract is either with, or for the benefit of, the Debtor.

Expires 12/31/2024

**Tambourine
100 W. Cypress Creek Road
Suite 550
Fort Lauderdale, FL 33309**

2.21. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - Valet parking services; Contract is either with, or for the benefit of, the Debtor.

Expires 1/1/2026

**Towne Park, LLC
555 E. North Lane
Suite 5020
Conshohocken, PA 19428**

2.22. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - AC maintenance agreement; Contract is either with, or for the benefit of, the Debtor.

Expires 6/11/2024

**Trane U.S.
234 West Florida Street
Milwaukee, WI 53204**

2.23. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - marketing services; Contract is either with, or for the benefit of, the Debtor.

Month to month

**Trip Advisor LLC
400 - 1st Avenue
Needham Heights, MA 02494**

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.24. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - Elevator maintenance services; Contract is either with, or for the benefit of, the Debtor. Expires 6/30/2027

**Urban Elevator Service, LLC
4830 WEst 16th Street
Cicero, IL 60804**

2.25. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - Temporary/contract labor; Contract is either with, or for the benefit of, the Debtor. Month to month

**V&J Hospitality Services, LLC
443 Parkridge Drive
Pittsburgh, PA 15235**

2.26. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Services contract - Advertising; Contract is either with, or for the benefit of, the Debtor. Month to month

**Wedding Pages LLC
462 Broadway
6th Floor
New York, NY 10013**

2.27. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Management Contract

**White Lodging Management Corp.
701 83rd Avenue
#17
Merrillville, IN 46410**

**United States Bankruptcy Court
Eastern District of Wisconsin**

In re **Wisconsin & Milwaukee Hotel LLC**

Debtor(s)

Case No. **24-21743**

Chapter **11**

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
FORE Investments LLC 731 N. Jackson Street Suite 900 Milwaukee, WI 53202			LLC Member - 0.01% interest
Jackson Street Management LLC 731 N. Jackson Street Suite 4320 Milwaukee, WI 53202-4612			LLC Member - 99.9% interest

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, **Mark Flaherty, Manager of Jackson Street Management, LLC**, manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date May 6, 2024

Signature /s/ Mark Flaherty

Jackson Street Management, LLC
By: Mark Flaherty, Manager

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both,
18 U.S.C. §§ 152 and 3571.*